This Indenture made the first Day of October in the year of our Lord One thousand seven hundred and sixty four **Between** William Coats of the Northern Liberties of the City of Philadelphia Merchant and Margaret his Wife of the one part and Hannah Jenkins of the same place Widow of the other part **Witnesseth** That the s.d William Coats and Margaret his Wife for and in Consideration of the Payment of the Rent and performance of the Covenants and Agreements herein after mentioned and reserved which on the part and behalf of the said Hannah Jenkins her Heirs & Assigns or any of them are or ought to be paid observed performed and kept And for and in Consideration of the Sum of forty six Pounds fifteen shillings lawful Money of Pennsylvania ~~[illegible]~~ to them in hand well & truly paid by the said Hannah Jenkins at and before the Sealing and Delivery hereof, the Receipt whereof the said William Coats & Margaret his Wife do hereby acknowledge have granted bargained sold released and confirmed and by these Presents the said William Coats and Margaret his Wife do grant bargain sell release and confirm unto the said Hannah Jenkins her Heirs and Assigns forever A Certain Frame Messuage or Tenement and Lot or Piece of Ground Situate in the Northern Liberties aforesaid and on the West side of third Street continued Northward beyond the said City Containing in Breadth North and South twenty Feet and in length or depth two hundred and fifteen Feet Bounded Northward by William Humphreys's Ground Eastward by the said Third Street continued as aforesaid Southward by Joseph Cannon's Ground and Westward by a forty Foot Alley extending from Brown Street to Poplar Lane And the free Use and Privilege of the said forty Foot Alley and of Ingress Egress and Regress into and through the same at all Times hereafter forever **Together** also with all and singular the Streets Ways Waters Water Courses Rights Liberties Privileges Buildings Improvements Hereditaments and Appurtenances whatsoever unto the said Frame Tenement and Lot or Piece of Ground belonging or in any wise appertaining, and the Reversions and Remainders thereof **To have and to hold** the said Frame Messuage or Tenement and Lot or Piece of Ground Hereditaments and Premisses hereby granted or mentioned to be granted with the Appurtenances unto the said Hannah Jenkins her Heirs and Assigns To the only proper Use and Behoof of the said Hannah Jenkins her Heirs and Assigns for ever **Yielding and Paying** therefore unto the said William Coats his Heirs and Assigns the yearly Rent or Sum of Two Pounds ten shillings lawful Money of Pennsylvania on the first Day of October in every year forever hereafter The first Payment thereof to be made on the first Day of October next ensuing the Date hereof **And** if it shall happen the said yearly Rent or Sum of two Pounds ten shillings hereby reserved or any part thereof shall be behind and unpaid at or after the Day or Time herein before appointed in every year for payment thereof that then & from thence forth from time to time when and so often as the same Rent shall be so behind & unpaid It shall and may be lawful to and for the said William Coats his Heirs & Assigns or any of them into and upon the said Lot or Piece of Ground Hereditaments & Premisses hereby granted or mentioned to be granted and into the Messuages or Buildings thereon Erected or to be Erected or any part or parcell thereof to Enter and Distrain and the Distress and Distresses then and there found and taken to lead drive carry away and impound and impounded to detain & keep at the proper Risque and Charges of the said Hannah Jenkins her Heirs and Assigns for and during the space of five Days And if within the said space of five Days payment and Satisfaction of the said Rent and Arrearages thereof, if any, be not made then and at any time thereafter It shall and may be lawful to and for the s.d William Coats his Heirs and Assigns or any of them the s.d Distress and Distresses to expose and sell by Public Auction or Vendue for the best price that can be reasonably gotten for the same And after Payment & Satisfaction of the said Rent and Arrearages thereof, if any, and all Charges of Distress Detainure and sale are first deducted the Overplus if any to return to the said to the said Hannah Jenkins her Heirs and Assigns But if Distress sufficient to satisfy the [illegible] Arrearages thereof cannot [illegible] found and taken in and upon the said hereby granted Premisses then it shall and may be lawful to and for the said William Coats his Heirs and Assigns or any of them into and upon the said Lot or Piece of Ground Hereditaments & Premisses hereby granted or mentioned so to be and into the Messuages or Tenements and other the Buildings thereon Erected or to be Erected and into every or any part or parcell thereof in the Name of the whole with the Appurtenances Wholly to Re-enter and the same to have again repossess and enjoy untill the said yearly Rent hereby reserved and all arrearages thereof shall be fully paid and satisfied any thing hereinbefore contained to the Contrary in any wise Notwithstanding **And** the said Hannah Jenkins for herself her Heirs Executors and Administrators doth Covenant Promise and grant to and with the said William Coats his Heirs and Assigns by these Presents That the the said Hannah Jenkins her Heirs & Assigns shall and will from time to time and at all Times hereafter forever well and truly pay or cause to be paid unto the said William Coats his Heirs and Assigns the s.d yearly Rent of two Pounds ten shillings on the Day and Time herein before mentioned and appointed in every year for payment thereof, And that she the said Hannah Jenkins her Heirs or Assigns shall and will within the space of two years now next ensuing Build on the said Lot or Piece of Ground to the Value of sixty Pounds lawful Money aforesaid **Provided** always Nevertheless that if at any time after Building as aforesaid the said Hannah Jenkins her Heirs or Assigns shall and do well and truly pay or cause to be paid unto the said William Coats his Heirs or Assigns the full Sum of Fifty Pounds lawful Money afs.d in one entire payment (Over and besides the said yearly Rent of two Pounds ten shillings in the mean time growing due and payable) that then and from thence forth forever after payment of the aforesaid Sum of Fifty Pounds the s.d yearly Rent of two Pounds ten shillings hereby reserved shall cease determine and be extinct for ever And the s.d William Coats his Heirs or Assigns shall at the Time of such Payment at the Request [illegible] Cost and Charges of the said Hannah Jenkins her Heirs or Assigns execute a legal Deed of Release for Releasing and extinguishing forever the said yearly Rent of two Pounds ten shillings **And** the said William Coats for himself his Heirs [illegible] Executors and Administrators doth Covenant Promise and grant to and with the said Hannah Jenkins her Heirs and Assigns by these Presents in manner following, that is to say, That she the said Hannah Jenkins her Heirs & Assigns [illegible] Paying the Rent and Performing the Covenants and Agreements aforesaid) shall or lawfully may from time to time and at all Times hereafter forever peaceably and Quietly have hold and enjoy the said described Lot or Piece of Ground Heredi[illegible]taments & Premisses hereby granted or mentioned to be granted with the Appurtenances without any Lett Suit Trouble or Mollestation, of the said William Coats his Heirs or of any other person or persons whatsoever or by or with his their or any of [illegible] their Act Means Consent Privity or Procurement **In Witness** whereof the said Parties to these Presents have interchangeably set their Hands & Seals hereunto Dated the Day and Year first above written.

Sealed & Delivered
in the presence of us
Paul Isaac Voto
Sarah Voto jun.r

The 26th Day of March 1765 Before me Jacob Duché Esq.r one of the Justices &c.a Came the above named Hannah Jenkins and acknowledged the above written Indenture to be her Act and Deed and desired the same may be recorded as her Deed Witness my Hand and Seal.

Jacob Duché

Hannah Jenkins [seal]

Counterpart

Deed

William Coals & Wife

to

Hannah Jenkins

by Mr Coates to the Library

The premises were mortgaged & sold by the Sheriff & the Person who bought in applying for this deed with the title to him

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